001.A	0003	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	657,000	/	657,000
USE VALUE:	657,000	/	657,000
ASSESSED:	657,000	/	657,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	BRADWELL DAVID &
Owner 2:	NOGUEIRA GRINIA
Owner 3:	
Street 1:	16 FAIRMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHILIPS JONATHAN/VICTORIA -
Owner 2:	-
Street 1:	16 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1775 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	653,100	3,900		657,000
Total Card	0.000	653,100	3,900		657,000
Total Parcel	0.000	653,100	3,900		657,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.14 | /Parcel: 370.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 310027
GIS Ref:
GIS Ref:
Insp Date: 05/10/18

PREVIOUS ASSESSMENT

Parcel ID: 001.A-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	643,000	3900	.		646,900	646,900	Year End Roll	12/18/2019
2019	102	FV	576,900	3900	.		580,800	580,800	Year End Roll	1/3/2019
2018	102	FV	508,900	3900	.		512,800	512,800	Year End Roll	12/20/2017
2017	102	FV	462,900	3900	.		466,800	466,800	Year End Roll	1/3/2017
2016	102	FV	462,900	3900	.		466,800	466,800	Year End	1/4/2016
2015	102	FV	426,900	3900	.		430,800	430,800	Year End Roll	12/11/2014
2014	102	FV	406,900	3900	.		410,800	410,800	Year End Roll	12/16/2013
2013	102	FV	406,900	3900	.		410,800	410,800		12/13/2012

!15593!

PRINT

Date	Time
12/11/20	05:17:30

LAST REV

Date	Time
11/07/19	09:02:16

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15593

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILIPS JONATHA	127-96		9/3/2013		581,000	No	No		
PHILIPS JONATHA	36-34		3/31/2008	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	641	Add Bath	31,250	C				
11/9/2012	1473	Heat App	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/2/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8001																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	57.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.24154925
Const Adj.:	0.98010004
Adj $ / SQ:	358.969
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802320
Depreciation:	149231
Depreciated Total:	653088

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	412.81
Special Features:	0	Val/Su Net:	367.94
Final Total:	653100	Val/Su SzAd	367.94

SKETCH

UnSketched SubAreas:
GLA: 1775,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,775	358.970	637,169
Net Sketched Area:		1,775	Total:	637,169
Size Ad	1775	Gross Are	1775	FinArea 1775

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1940	27.50	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900

IMAGE

AssessPro Patriot Properties, Inc